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Doc#, 2408102035 Fee: \$107.00 KAREN A. YARBROUGH COOK COUNTY CLERK'S OFFICE Date 3/21/2024 9:34 AM Pg: 1 of 5

Mail To:

Dec ID 20240301651494 City Stamp 0-865-781-296 City Tax \$0.00

LOTUS AND GIDDINGS LLC 1645 W. CGDEN AVE #802 CHICAGO IL 60612

RECORDING COVER PAGE

Permanent Parcel Number:

<u> 13 - 16 - 102 - 022 - 0000</u>

Property Address:

4734-36 N. LOTUS: 5440-42 W. GIDDINGS CHICAGO, ILLINOIS

Prepared By: SPEARS LAW GROUP 60 t. MAIN ST. #20 CARY IL
Name Address GOOLS

*Please note — This cover page has been attached to the document for recording purpose. It is a permanent part of the document and has been included in the page count.

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(Individual to Individual)

THE GRANTOR(S), Les Stanczak as a Trustee of Trust Declaration of Les Stanczak dated March 22, 1996 as amended from time to time, of 1645 West Ogden Ave., #802, Chicago, IL 60612 and Elizabeth Stanczak as a Truste of Trust Declaration of Elizabeth Stanczak dated March 22, 1996 as amended from time to time of 1645 West Ogden Ave., #802, Chicago, IL 60612 in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE considerations in hand paid, does hereby CONVEY AND QUITCLAIM unto Lotus and Gidding LLC of Chicago, IL the following described real estate, situated in Lake County, Illinois, to wit:

See attached legal description:

PROPERTY ADDRESS: 4734-36 N. 1 otus: 5440-42 W. Giddings, Chicago, Illinois

PERMANENT TAX NUMBER: 13-16-10z-5/22-0000

hereby, releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, and **TO HAVE AND TO HOLD** said premises forever.

LES STANCZAK as a Trustee of

Declaration of Trust of Les Stanczak

ELMABE TH STANCZAK as a Trustee of Declaration of Trust of Elizabeth Stanczak

Exempt under the provisions of Section 4 (e) of the Illinois Real Estate Transfer Tax Act

T -- Ct-marsk on Trustee

K TRUSTEE 02.28. 2024

TO ANGEER TAX		20-Mar-2024
REAL ESTATE TRANSFER TAX CHICAGO:	0.00	
(A)	CTA:	0.00
	TOTAL:	0.00 *

13-16-102-022-0000 20240301651494 0-865-781-296

* Total does not include any applicable penalty or interest due.

State of

)

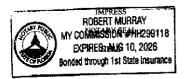
2408102035 Page: 3 of 5

UNOFFICIAL COPY

) SS

County of Will Dark

I, the undersigned, a NOTARY PUBLIC in and for the State of Illinois County of Cook, DO HEREBY CERTIFY that



LES STANCZAK, personally known to me to the same person(s) whose name(s) is subscribed to the foregoing Deed, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including release

and waiver of the right of homestead.

Given under my hand and official seal as Notary Public this 28 day of

ebrary, 2024

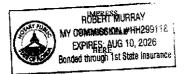
NOTARY PUBLIC

State of Floricla

) ss.

County of Miany Dadd

I, the undersigned, a **NOTARY PUPLIC** in and for the State of Illinois County of Cook, DO HEREBY CERTIFY that



ELIZABET CTANCZAK, personally known to me to the same person(s) whose name(s) is subscribed to the foregoing Deed, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including

release and waiver of the right of homestead.

Given under my hand and official seal as Notary Public this 25

February, 2024

NOTARY PUBLIC

This instrument prepared by:

SPEARS LAW GROUP, P.C.

55 Lakeview LN.

Barrington Hills, IL 60010

MAIL TO:

LOTUS AND GIDDINGS LLC 1645 W OGDEN AVE * 802 CHICACIO IL 606/2 SEND SUBSEQUENT TAX BILLS TO:

LOTUS AND GIDDINGS LLC 1645 W. OGDEN AVE # 802 CHICAGO IL GOG 12 2408102035 Page: 4 of 5

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LEGAL:

LOTS 23 AND 24 IN BLOCK 4 IN BUTLER'S MILWAUKEE AND LAWRENCE AVENUE SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF BLOCKS 53, 54 AND 55 IN VILLAGE OF JEFFERSON, LYING SOUTH OF LAWRENCE AVENUE, EXCEPT LOTS 12 AND 13 IN BLOCK 53, ALL BEING IN LOT 3 IN SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 4734-36 N, LOTUS; 5440-42 W, GIDDINGS, CHICAGO, **ILLINOIS**

PIN: 13-16-102-022-0000

Or Cook County Clerk's Office

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STATEMENT OF GRANTOR/GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois

Dated (D) 28, 2024 Signature:

Grantor or

Subscribed and swo n to before

me by the said Agent this 28 day of February

Notary Public has figure Leve

OFFICIAL SEAL
JUSTYNA ZEROMSKII
ZV PUBLIC STATE OF ILLINOIS

NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 03/14/2026

The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of pereficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partner ship authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated D2 28 2024 Signature:

Grantee or Agent

Subscribed and sworn to before

me by the said Age

this 28 day of Febra

2<u>024</u> -Matami Dobi

Notary Public

OFFICIAL SEAI JUSTYNA ZEROMSKI

NOTARY PUBLIC, STATE OF ILLINO'S MY COMMISSION EXPIRES 03/14/2023

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A. misdemeanor for subsequent offenses.

(Attach to deed or AB) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.

6/20/2005 C:\Documents and Settings\Landa Enterprises\My Documents\websites\nnnt.com files\2005 redesign\new forms\residential\statement_of_grantor.doc